



# BOARD OF ZONING ADJUSTMENTS

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Final Agenda

October 13, 2014

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## **MEETING INFORMATION**

### Location

#### **City Council Chambers**

1<sup>st</sup> Floor, City Hall  
1300 Perdido Street  
New Orleans, Louisiana

### Time

10:00 a.m.

### Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Denise C. Puente

Andrew P. Sanchez, Jr.

Thomas McCall Screen

Alyssa Wenck Rambeau

Bishop J.D. Wiley

The general public cannot speak  
with the members personally.

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The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **October 23, 2014**.

### General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

### Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

**A. Call to Order and Roll Call, Adoption of Minutes and Reading of Hearing Rules**

**B. BZA Dockets – Unfinished Business**

**ITEM 1 – Docket Number: 165-14**

**Applicant or Agent:** Jeffery Treffinger  
**Property Location:** 617 Piety Street **Zip:** 70117  
**Bounding Streets:** Piety St., Royal St., Chartres St., & Desire St.  
**Zoning District:** LI Light Industrial District  
**Historic District:** Bywater Local Historic District **Planning District:** 7  
**Existing Use:** Restaurant **Square Number:** 139  
**Proposed Use:** Restaurant **Lot Number:** M-1 & N-1  
**Project Planner:** Stephen Kroll (skroll@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the expansion of an existing restaurant with insufficient off-street parking. **(AFTER THE FACT)**

**Requested Waiver:**

**Section 15.2.1 (Table 15.A) - Off-Street Parking**

Required: 5 Spaces      Provided: 0 Spaces      Waiver: 5 Spaces



**ITEM 2 – Docket Number: 168-14**

**Applicant or Agent:** Robert M. Steinberg  
**Property Location:** 636 Webster Street **Zip:** 70118  
**Bounding Streets:** Webster St., Constance St., Patton St., & Henry Clay St.  
**Zoning District:** RD-4 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Single-Family Residence **Square Number:** 23  
**Proposed Use:** Single-Family Residence **Lot Number:** 13 & 14  
**Project Planner:** Nicolette P. Jones (nipjones@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance

**Request:** This request is to permit the construction of a parking pad in the required corner lot side yard and a garage with insufficient minimum setback from a corner lot side yard property line.

**Requested Waivers:**

**Section 15.5.12(3) – Accessory Buildings and Structures Corner Lots (Projection)**

Required: 10' Proposed: 2'-6" Waiver: 7'-6"

**Section 15.2.3 – Parking in Front Yards**

Permitted: 0 Proposed: 1 Space Waiver: 1 Space



**ITEM 3 – Docket Number: 169-14**

**Applicant or Agent:** Kernan Hand  
**Property Location:** 6010 Vermillion Boulevard **Zip:** 70122  
**Bounding Streets:** Vermillion Blvd., Burbank Dr., Pasteur Blvd., & Robert E. Lee Blvd.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 6  
**Existing Use:** Vacant Lot **Square Number:** 2  
**Proposed Use:** Two-Family Residence **Lot Number:** 136-D  
**Project Planner:** Editha Amacker (evamacker@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.5.8(5) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a two-family residence with insufficient minimum lot width and front stairs that extend more than five feet (5') above grade.

**Requested Waivers:**

**Section 4.5.7 (Table 4.E) – Lot Width**

Required: 50' Provided: 46' Waiver: 4'

**Section 15.5.8(4) - Front Yards (Stair Height)**

Required: 5' Provided: 6'5 1/8" Waiver: 1'5 1/8"



**ITEM 4 – Docket Number: 171-14**

**Applicant or Agent:** Zangara + Partners  
**Property Location:** 1456 Camp Street **Zip:** 70130  
**Bounding Streets:** Camp St., Magazine St., Euterpe St., & Race St.  
**Zoning District:** RM-2A Multiple-Family Residential District  
**Historic District:** Lower Garden District Local Historic District **Planning District:** 2  
**Existing Use:** Single-Family Residence **Square Number:** 151  
**Proposed Use:** Two Single-Family Residences **Lot Number:** 24 & 25  
**Project Planner:** Nicholas Kindel (njkindel@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 1, Section 1.4 and Article 4, Section 4.10.7 (Table 4.J) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the establishment of two main uses on one lot of record with insufficient side and rear yard setbacks. **(AFTER THE FACT)**

**Requested Waivers:**

**Section 1.4 – Location On A Lot Required**

Required: 1 Main Use      Provided: 2 Main Uses      Waiver: 1 Main Use

**Section 4.10.7 (Table 4.J) – Minimum Side Yard Width**

Required: 3'      Provided: 0'      Waiver: 3'

**Section 4.10.7 (Table 4.J) – Minimum Rear Yard Depth**

Required: 15'      Provided: 0'      Waiver: 15'

**C. BZA Dockets – New Business**

**ITEM 5 – Docket Number: 180-14**

**Applicant or Agent:** James A. Embry, III & Jennifer Jones Embry  
**Property Location:** 725 Nashville Avenue **Zip:** 70115  
**Bounding Streets:** Nashville Ave., Magazine St., Arabella St., & Constance St.  
**Zoning District:** RM-4 Multiple-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 25  
**Proposed Use:** Single-Family Residence **Lot Number:** 6  
**Project Planner:** Nicolette P. Jones (nipjones@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.2.3, Section 15.2.5(1), and Section 15.6.6 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit off-street parking in the required front yard area, in a parking stall of insufficient depth, with excessive paving of the front yard.

**Requested Waivers:**

**Section 15.2.3 – Parking in Front Yards**

Permitted: 0 Spaces      Provided: 1 Space      Waiver: 1 Space

**Section 15.2.5(1) – Design Standards (Minimum Parking Stall Depth)**

Permitted: 18’      Provided: 9’      Waiver: 9’

**Section 15.6.6 – Limitation on Pavement of Required Yard Areas**

Permitted: 40%      Provided: 52%      Waiver: 12%



**ITEM 6 – Docket Number: 181-14**

**Applicant or Agent:** Marc Grimaldi, Integrity Trading Group LLC  
**Property Location:** 420 32<sup>nd</sup> Street **Zip:** 70124  
**Bounding Streets:** 32nd St., Fleur de Lis Dr., Bellaire Dr., & 33rd St.  
**Zoning District:** LRS-1 Lakeview Single-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Vacant Lot **Square Number:** 31  
**Proposed Use:** Single-Family Residence **Lot Number:** C  
**Project Planner:** Kelly Bulter (kgbutler@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 9, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with insufficient minimum depth of the front yard and minimum depth of the rear yard.

**Requested Waivers:**

**Section 9A.1.7 (Table 9A.A) – Minimum Depth of Front Yard**

Required: 20'                      Provided: 14'                      Waiver: 6'

**Section 9A.1.7 (Table 9A.A) – Minimum Depth of Rear Yard**

Required: 20'                      Provided: 10'                      Waiver: 10'



**ITEM 7 – Docket Number: 182-14**

**Applicant or Agent:** Megan A. Fuselier  
**Property Location:** 2618 St. Thomas Street **Zip:** 70130  
**Bounding Streets:** St. Thomas St., Rousseau St., Third St., & Fourth St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** Irish Channel **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 49  
**Proposed Use:** Single-Family Residence **Lot Number:** A  
**Project Planner:** Brooke Perry (btperry@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) and Article 15, Section 15.6.7 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with insufficient minimum depth of front and rear yards.

**Requested Waivers:**

**Section 15.6.7 – Front Yard Setback**

Required: 5' (average for block face)                      Provided: 0'                      Waiver: 2'

**Section 4.6.7 (Table 4.F) - Minimum Depth of Rear Yard**

Required: 20'                      Provided: 3'                      Waiver: 17'



**ITEM 8– Docket Number: 183-14**

**Applicant or Agent:** Richard Choate, 535 Iberville LLC  
**Property Location:** 533-535 Iberville Street **Zip:** 70130  
**Bounding Streets:** Iberville St., Chartres St., Decatur St., & Bienville St.  
**Zoning District:** VCR-2 Vieux Carré Residential District  
**Historic District:** Vieux Carré **Planning District:** 1b  
**Existing Use:** Vacant Office **Square Number:** 30  
**Proposed Use:** Multi-Family Residence (4 Dwelling Units) **Lot Number:** L-1  
**Project Planner:** Dubravka Gilic (dgilic@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 8, Section 8.5.7 (Table 8.D) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the renovation of a vacant office building into a multiple-family residence with excessive height.

**Requested Waiver:**

**Section 8.5.7 Table 8.D – Maximum Height from Grade**

Required: 50' (89' existing)      Proposed: 92'      Waiver: 3'



**ITEM 9 – Docket Number: 184-14**

**Applicant or Agent:** Matthew Schwartz  
**Property Location:** 3222 Coliseum Street **Zip:** 70115  
**Bounding Streets:** Coliseum St., Chestnut St., Harmony St., & Pleasant St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Single-Family Residence **Square Number:** 189  
**Proposed Use:** Single-Family Residence **Lot Number:** 6, 7, 8, 9, & 2  
**Project Planner:** Editha Amacker (evamacker@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.5.7.1(b) and Article 15, Section 15.5.12(1) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit an addition to an accessory structure with less than two feet open to the sky and an encroachment into the required side yard area.

**Requested Waivers:**

**Section 15.5.5.7.1(b) – Yards and Open Space (Open to the Sky)**

Permitted: 2'      Proposed: 1' 6"      Waiver: 6"

**Section 15.5.5.12(1) – Accessory Buildings and Structures (Side Yards)**

Permitted: 0' or 3'      Proposed: 2'      Waiver: 1'



**ITEM 10 – Docket Number: 185-14**

**Applicant or Agent:** Mary I. Blue  
**Property Location:** 815 Valence Street **Zip:** 70115  
**Bounding Streets:** Valence St., Magazine St., Constance St. & Cadiz St.  
**Zoning District:** RM-2 Multiple-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 200  
**Proposed Use:** Single-Family Residence **Lot Number:** 13 & 14  
**Project Planner:** Valerie McMillan (vamcmillan@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.9.7 (Table 4.I) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit an addition onto an existing single-family residence causing insufficient minimum aggregate width of side yards.

**Requested Waiver:**

**Section 4.9.7 Table 4.I – Aggregate Width of Side Yards**

Required: 20% (12')      Provided: 5' 10"      Waiver: 6' 2"



**ITEM 11 – Docket Number: 186-14**

**Applicant or Agent:** Kristopher Doll  
**Property Location:** 2352 St. Claude Avenue **Zip:** 70117  
**Bounding Streets:** St. Claude Ave., Spain St., St. Roch Ave., & N. Rampart St.  
**Zoning District:** HMC-2 Historic Marigny/Tremé Commercial District  
**Historic District:** Faubourg Marigny Local Historic District **Planning District:** 7  
**Existing Use:** Vacant Retail Appliance Store **Square Number:** 370  
**Proposed Use:** Restaurant **Lot Number:** 5  
**Project Planner:** Nicholas Kindel (njkindel@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the conversion and renovation of an existing retail store to a restaurant with insufficient off-street parking.

**Requested Waiver:**

**Section 15.2.1 (Table 15.A) - Off-Street Parking**

Required: 8 Spaces      Provided: 0 Spaces (3 Grandfathered)      Waiver: 5 Spaces



**ITEM 12 – Docket Number: 187-14**

**Applicant or Agent:** Martinez Investments, LLC, Sigfredo Construction  
**Property Location:** 3019 Delachaise Street **Zip:** 70125  
**Bounding Streets:** Delachaise St., Claiborne Ave., Louisiana Ave., & Roman St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Vacant Lot **Square Number:** B  
**Proposed Use:** Two-Family Residence **Lot Number:** 31  
**Project Planner:** Brooke Perry (btperry@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a two-family residence with insufficient minimum lot width, insufficient minimum lot area, and insufficient off-street parking.

**Requested Waivers:**

<b>Section 4.5.7 (Table 4.E) – Minimum Lot Area</b>	
Required: 5,000 sq. ft. Provided: 4,080 sq. ft.	Waiver: 920 sq. ft.
<b>Section 4.5.7 (Table 4.E) – Minimum Lot Width</b>	
Required: 50' Provided: 30'	Waiver: 20'
<b>Section 15.2.1 (Table 15.A) – Off-Street Parking</b>	
Required: 2 Spaces Provided: 1 Space	Waiver: 1 Space



**ITEM 13 – Docket Number: 188-14**

<b>Applicant or Agent:</b>	SBP Real Estate, Inc.	
<b>Property Location:</b>	2635-2645 Toulouse Street	<b>Zip:</b> 70119
<b>Bounding Streets:</b>	Toulouse St., St. Peters St., N. Broad St., & N. Dorgenois St.	
<b>Zoning District:</b>	LI Light Industrial District	
<b>Historic District:</b>	N/A	<b>Planning District:</b> 4
<b>Existing Use:</b>	Vacant Warehouse/Commercial	<b>Square Number:</b> 337
<b>Proposed Use:</b>	Multiple-family Residences	<b>Lot Number:</b> Proposed Lot A
<b>Project Planner:</b>	Stephen Kroll (skroll@nola.gov)	

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.9.7 (Table 4.I), Article 15, Section 15.2.1 (Table 15.A), and Article 15, Section 15.3.1 (Table 15.G) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the redevelopment of a former industrial site to allow two multiple-family residences with an insufficient front yard setback for one building, insufficient front and rear yard setbacks for a second building, insufficient off-street parking spaces, and insufficient off-street loading spaces.

**Requested Waivers:**

<b>Section 4.9.7 (Table 4.I) – Front Yard Setback (Building B)</b>		
Required: 0’- 3’	Provided: 6’	Waiver: 3’
<b>Section 4.9.7 (Table 4.I) – Front Yard Setback (Building C)</b>		
Required: 0’-3’	Provided: 120’	Waiver: 117’
<b>Section 4.9.7 (Table 4.I) – Rear Yard Setback (Building C)</b>		
Required: 20’	Provided: 5’	Waiver: 15’
<b>Section 15.2.1 (Table 15.A) - Off-Street Parking</b>		
Required: 80 Spaces	Provided: 56 Spaces	Waiver: 24 Spaces
<b>Section 15.3.1 (Table 15.G) - Off-Street Loading</b>		
Required: 2 Spaces	Provided: 0 Spaces	Waiver: 2 Spaces



**ITEM 14 – Docket Number: 189-14**

**Applicant or Agent:** SBP Real Estate, Inc.  
**Property Location:** 2635-2645 Toulouse Street **Zip:** 70119  
**Bounding Streets:** Toulouse St., St. Peters St., N. Broad St., & N. Dorgenois St.  
**Zoning District:** LI Light Industrial District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Vacant Warehouse/Commercial **Square Number:** 337  
**Proposed Use:** Mixed-Use (Office/Commercial) **Lot Number:** Proposed Lot A  
**Project Planner:** Stephen Kroll (skroll@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the redevelopment of a former industrial site with an office/warehouse building with insufficient off-street parking spaces.

**Requested Waiver:****Section 15.2.1 (Table 15.A) - Off-Street Parking**

Required: 57 Spaces    Provided: 23 Spaces    Waiver: 34 Spaces

**ITEM 15 – Docket Number: 190-14**

**Applicant or Agent:** Walter Antin, Rice Building LLC  
**Property Location:** 233 North Peters Street **Zip:** 70130  
**Bounding Streets:** N. Peters St., Clinton St., Bienville St., & Iberville St.  
**Zoning District:** VCE-1 Vieux Carré Entertainment District  
**Historic District:** Vieux Carré **Planning District:** 1b  
**Existing Use:** Vacant Commercial Ground Floor /Upper Floors **Square Number:** 6  
**Proposed Use:** Mixed-Use Commercial/Residential (7 units) **Lot Number:** 9 & 10  
**Project Planner:** Dubravka Gilic (dgilic@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 8, Section 8.5.7 (Table 8.D) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the renovation of an existing mixed-use building and the construction of seven (7) dwelling units with insufficient minimum lot area per dwelling unit.

**Requested Waiver:****Section 8.5.7 (Table 8.D) – Minimum Lot Area per Dwelling Unit**

Required: 600 sq. ft.    Provided: 564 sq. ft.    Waiver: 36 sq. ft.



**ITEM 16 – Docket Number: 191-14**

**Applicant or Agent:** Louis Wells & Gail Wells  
**Property Location:** 2511 Laurel Street **Zip:** 70130  
**Bounding Streets:** Laurel St., Constance St., Second St., & Third St.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** Irish Channel Local Historic District **Planning District:** 2  
**Existing Use:** Single-Family Residence **Square Number:** 112  
**Proposed Use:** Single-Family Residence **Lot Number:** 1-A  
**Project Planner:** Nicolette P. Jones (nipjones@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with an insufficient minimum depth of rear yard.

**Requested Waiver:****Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard**

Required: 20'                      Provided: 0'                      Waiver: 20'

**ITEM 17 – Docket Number: 192-14**

**Applicant or Agent:** Charles Blanque & Virginia Blanque  
**Property Location:** 235-237 South Pierce Street **Zip:** 70119  
**Bounding Streets:** S. Pierce St., Palmyra St., Carrollton Ave., & Cleveland Ave.  
**Zoning District:** RD-3 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Single-Family Residence **Square Number:** 757  
**Proposed Use:** Two-Family Residence **Lot Number:** 19  
**Project Planner:** Dale Thayer (dwthayer@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the conversion of a single-family residence to a two-family residence with insufficient minimum lot area, minimum lot width and insufficient off-street parking.

**Requested Waivers:****Article 4, Section 4.6.7 (Table 4.F) – Minimum Lot Area (Two-Family)**

Required: 3,600 sq. ft.    Provided: 3,277 sq. ft.                      Waiver: 323 sq. ft.

**Article 4, Section 4.6.7 (Table 4.F) – Minimum Lot Width (Two-Family)**

Required: 30'                      Provided: 29'                      Waiver: 1'

**Article 15, Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 2 Spaces                      Provided: 1 Space                      Waiver: 1 Space



**ITEM 18 – Docket Number: 193-14**

**Applicant or Agent:** R. Joshua Koch  
**Property Location:** 1323 Webster Street **Zip:** 70118  
**Bounding Streets:** Webster St., Pitt St., State St., & Prytania St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 49  
**Proposed Use:** Single-Family Residence **Lot Number:** A-1  
**Project Planner:** Dale Thayer (dwthayer@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.6.1 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a fence with excessive height.

**Requested Waiver:**

**Section 15.6.1 – Fences, Walls, and Hedges (Height)**

Permitted: 7'                      Proposed: 10'                      Waiver: 3'



**ITEM 19 – Docket Number: 194-14**

**Applicant or Agent:** Darrin L. Campagne  
**Property Location:** 2435 Robert Street **Zip:** 70115  
**Bounding Streets:** Robert St., Magnolia St., S. Robertson St., & Upperline St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 618  
**Proposed Use:** Two-Family Residence **Lot Number:** A  
**Project Planner:** Nicholas Kindel (njkindel@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E), Article 15, Section 15.5.8(3), and Article 15, Section 15.5.8(4) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a two-family residence with insufficient minimum lot area, insufficient minimum lot width, insufficient minimum width of a corner lot side yard, excessive stair height above grade, and excessive front yard stair projection.

**Requested Waivers:****Section 4.5.7 (Table 4.E) – Minimum Lot Area**

Required: 5,000 sq. ft.    Provided: 4,800 sq. ft.    Waiver: 200 sq. ft.

**Section 4.5.7 (Table 4.E) - Minimum Lot Width**

Required: 50'    Provided: 40'    Waiver: 10'

**Section 15.5.8(3) - Front Yards (Corner Lots)**

Required: 10'    Provided: 3'    Waiver: 7'

**Section 15.5.8(4) – Front Yards (Stair Height from Grade)**

Required: 5'    Proposed: 14' 7"    Waiver: 9' 7"

**Section 15.5.8(4) – Front Yards (Stair Projection)**

Required: 6'    Proposed: 8' 6"    Waiver: 2' 6"



**ITEM 20 – Docket Number: 195-14**

**Applicant or Agent:** Gary Zapata, Volunteers of America Greater New Orleans  
**Property Location:** 3801 Pitt Street **Zip:** 70115  
**Bounding Streets:** Pitt St., General Taylor St., Peniston St., & St. Charles Ave.  
**Zoning District:** RM-2A Multiple-Family Residential District  
**Historic District:** St. Charles Avenue Local Historic District **Planning District:** 2  
**Existing Use:** Recovery Care Center **Square Number:** 382  
**Proposed Use:** Recovery Care Center **Lot Number:** A  
**Project Planner:** Nicolette P. Jones (nipjones@nola.gov)

**Request Citation:** This request is for the extension of a building permit as per Article 13, Section 13.3.2 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the extension of building permit 13-34688-RNVN for the renovation of a non-conforming rehabilitative-recovery/care center.

**Requested Waiver:**

**Section 13.3.2 – Procedures**

Permitted: 12 Months Proposed: 24 Months

Waiver: 12 Months

**D. Director of Safety and Permits Decision Appeals – New Business**

**ITEM 21 – Docket Number: 196-14**

**Applicant or Agent:** Margie Kahn  
**Property Location:** 1115-1117 Robert Street **Zip:** 70115  
**Bounding Streets:** Robert St., Coliseum St., Chestnut St., & Upperline St.  
**Zoning District:** RD-2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 296  
**Proposed Use:** Single-Family Residence **Lot Number:** 22

**Request Citation:** This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

**Request:** This is an appeal of the Director of the Department of Safety and Permits regarding the grandfathering of excessive paving within the required front yard area.

**E. Adjournment**